

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 9, 2004 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Stone Bridge Creek 1st Addition
Annexation #04001
Change of Zone #04007
Preliminary Plat #04002

PROPOSAL: To annex approximately 77 acres, change the zone from AG to R-3 and R-5 and to preliminary plat 311 residential lots with a request to waive the pedestrian way easement in Block 4.

LOCATION: Generally located south of Humphrey Avenue and east of N. 14th Street.

WAIVER REQUEST:
Pedestrian easement in Block 4

<u>LAND AREA:</u>	
Annexation	77 acres
Change of Zone AG to R-3	61 acres
Change of Zone AG to R-5	17 acres
Preliminary Plat	100 acres

CONCLUSION: With conditions the request is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

<u>RECOMMENDATION:</u>	
Annexation	Conditional Approval
Change of Zone AG to R-3	Approval
Change of Zone AG to R-5	Approval
Preliminary Plat	Conditional Approval
Waiver of pedestrian easement in Block 4	Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG and R-3

EXISTING LAND USE: Open space, and undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3, Residential
South:	Interstate 80	P-Public
East:	Interstate 80, undeveloped, warehouse	P, Public, I-3 Industrial Park
West:	Undeveloped and acreages	AG, Agricultural

HISTORY:

Date when preliminary plat was submitted:	February 9, 2004
Date when Planning Director's letter was sent:	March 9, 2004
Date when revised preliminary plat was submitted:	April 29, 2004

Comprehensive Plan Amendment #03010, showing residential and commercial in the area, was approved by the City Council on July 14, 2003.

Special Permit #1845, Stone Bridge Creek CUP for 437 dwelling units, Change of Zone # 3265 from AG to R-3 and I-3, Industrial Park north and east of this area were approved by the City Council on August 27, 2001.

The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential and Commercial in the Comprehensive Land Use Plan. (F-25).

The area is shown within the future service limit in Tier 1, Priority A. (F-27)

"Maximize the community's present infrastructure investment by planning for residential...in areas with available capacity" by "encouraging...more dwelling units per acre in new neighborhoods" (F 17).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F-18).

"Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood" (F 18).

"Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area; Similar housing types face each other: single family faces single family, change to different use at rear of lot; Parks and open space within walking distance of all residences; Multi-family and elderly housing nearest to commercial area; Pedestrian

orientation; shorter block lengths, sidewalks on both sides of all roads; Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites)". (F-67)

"Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas" (F 69).

"Require new development to be compatible with character of neighborhood and adjacent uses" (F 69).

"Natural and environmentally sensitive areas should be preserved within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods" (F-17).

TOPOGRAPHY: Rolling, tree masses located in outlots along Humphrey Avenue.

TRAFFIC ANALYSIS: N. 14th Street is indicated as a urban minor arterial (F-103). N. 14th Street is presently paved as a county asphalt section. It is proposed to be paved to a urban section and is programmed for 2005-2007 in the 2004-2010 CIP.

The Public Works and Utilities Department objects to the request to waive pedestrian access in Block 4.

ENVIRONMENTAL CONCERNS: There are wetland and tree masses that were required to be preserved with the previous preliminary plat and community unit plan located in Outlots A and B. These tree masses and natural areas should not be disturbed.

The Nebraska Department of Roads opposes residential within elevated noise levels because the State does not plan to construct noise walls. It should be acknowledged on the site plan and in the subdivision agreement that the state will not build noise walls along the interstate right of way. The layout of the site plan considered the noise levels, and tried to place as much space between the interstate and the proposed houses and townhomes. A rear access drive is proposed for the townhouse units to provide additional separation, and the single family lots are deeper than normal.

ANALYSIS:

1. This is a request to extend the Stone Bridge Creek Development plan by annexing 77 acres, changing the zoning from AG to R-3 and R-5, and preliminary platting 311 residential lots. The applicant requests a waiver to the pedestrian way required in blocks exceeding 1000 feet, which is applicable to Block 4.

2. The Public Works and Utilities Department indicated that either a street connection or pedestrian way easement in Block 4 provides easy access toward the future commercial areas and general circulation to the north and east. It would make more sense to eliminate Elbert Street and set up a series of pedestrian easements through Blocks 3-5 to connect N. 15th and Culbera Streets, however, that would require a waiver to the block length of block 5. This waiver was not requested or advertised.
3. The Public Works and Utilities Department has several comments addressed in their attached memo. The applicant should revise the plat to meet the Public Works and Utilities Department requests.
4. The Parks and Recreation Department indicated they will collect impact fees with this development and the proposed park area designation should be removed from the site plan.
5. The applicant requests a waiver to lot depth to width ratio for lots occupied by townhouse or duplex units. This waiver is unnecessary because Section 26.23.140 allows the Planning Director to modify the maximum lot depth to width ratio when a lot is to be occupied by a portion of a duplex or townhouse structure. The waiver was advertised but is not necessary and not included in the approval of this application.
6. The Lincoln Lancaster County Health Department is concerned with the proximity of residential development to the Interstate. They indicated that the area within 140' of the Interstate is subject to 71 dB(A) and that the LMC 8.24 Noise Ordinance regulates land uses near residential zones so that noise levels on residential properties do not exceed 65 dB(A). The Lincoln Lancaster County Health Department encourages the applicant to install earthen berms to attenuate the noise from Interstate 80.
7. The developer is not in general agreement with the draft annexation agreement and they have asked for an exemption to impact fees since they contributed with the plat north of this request. The Public Works and Utilities Department indicated in their attached memo that this plat was not part of the annexation agreement for the plat to the north and should not be granted an exemption. This is an issue for the City Council and not the Planning Commission.

ANNEXATION CONDITIONS:

1. The annexation will be submitted to the City Council upon the owner signing the annexation agreement. However, the applicant may request the annexation be forward to the city council to decide non agreeable issues.

PRELIMINARY PLAT CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)

1.1 Revise the site plan to show:

1.1.1 All lots and outlots numbered or lettered according to the Subdivision Ordinance requirements.

1.1.2 Show either a street connection or pedestrian way easement in Block 4 to the satisfaction of the Public Works and Utilities Department.

1.1.3 Show revisions requested by the Public Works and Utilities Department report dated May 12, 2004.

1.1.4 Remove the proposed park areas from the site plan.

1.1.5 Revise the layout of the townhouse area so that the proposed private driveway and the land between the drive and the interstate is shown in an outlot.

1.1.6 Remove reference to waivers that are not approved or necessary.

1.1.7 Show earthen berms on the grading plan to the satisfaction of the Lincoln Lancaster County Health Department.

1.1.8 Rename Pennsylvania Drive and Court.

2. The City Council approves associated request:

2.1 Annexation 04001

2.2 Change of Zone 04007

General:

3. Final Plats will be approved by the Planning Director after:

- 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

The Subdivision Agreement requires the owner:

to complete the street paving of the streets shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of all internal streets and along N. 14th Street and Humphrey Avenue as shown on the final plat within four (4) years following the approval of this final plat, except the sidewalks in the pedestrian way easements shall be constructed at the same time as the adjacent streets are paved.

to complete the installation of sidewalks in the pedestrian way easements shown on the final plat at the same time as adjacent streets are completed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat

to complete the installation of public street lights along all streets within this plat within two (2) years following the approval of this final plat.

to complete the planting of the street trees along all internal streets and along N. 14th Street and Humphrey Avenue within this plat within four (4) years following the approval of this final plat.

to complete the planting of the landscape screen along N. 14th Street and Interstate 80 within this plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of this final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the preliminary plat.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to construct the sidewalk in the pedestrian way easements at the same time as adjacent streets are paved and to agree that no building permit shall be issued for construction on adjacent lots on both sides easement until such time as the sidewalk in the pedestrian way easement is constructed.

to perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access from Lots 98-127, Block 1, 1-22, Block 9, to N. 14th Street.

Prepared by:

Becky Horner, 441-6373, rhorer@ci.lincoln.ne.us
Planner

DATE: May 26, 2004

APPLICANT: Stone Bridge Creek L.L.C.
3801 Union Drive, Suite 102
Lincoln, NE 68516
(402)434-5650

OWNER: Same

CONTACT: Jason Thiellen
Engineering Design Consultants
2200 Fletcher Avenue, Suite 102
Lincoln, NE 68521
(402)438-4014



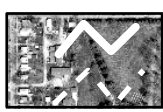
2002 aerial

Annexation #04001 **N. 14th & I-80**

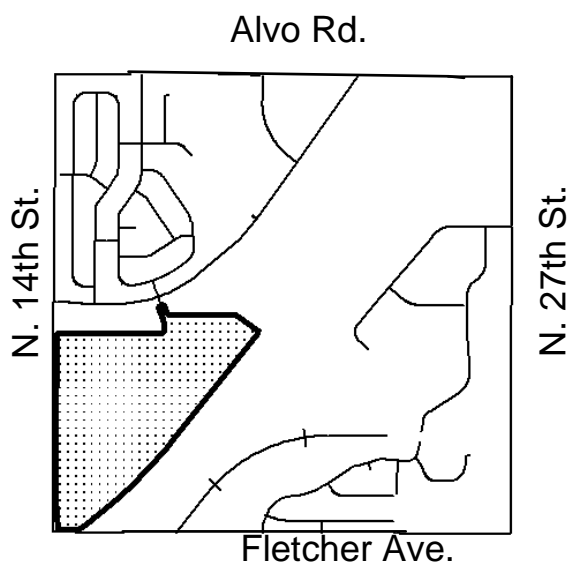
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 36 T11N R6E



Zoning Jurisdiction Lines
 City Limit Jurisdiction





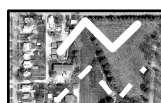
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Change of Zone #04007 N. 14th & I-80

Zoning:

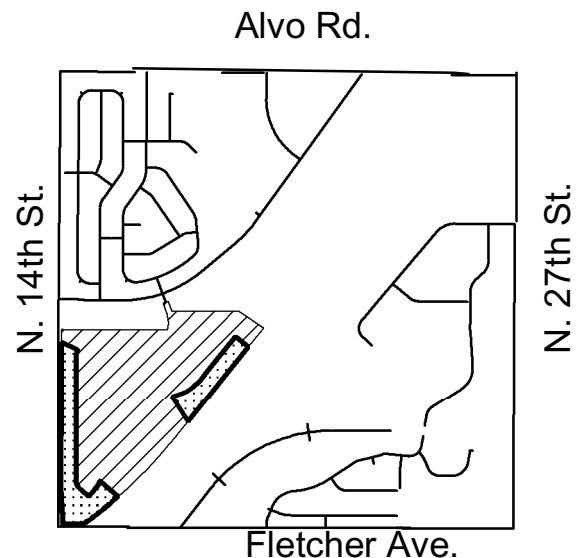
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T11N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

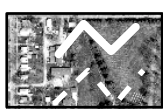


2002 aerial

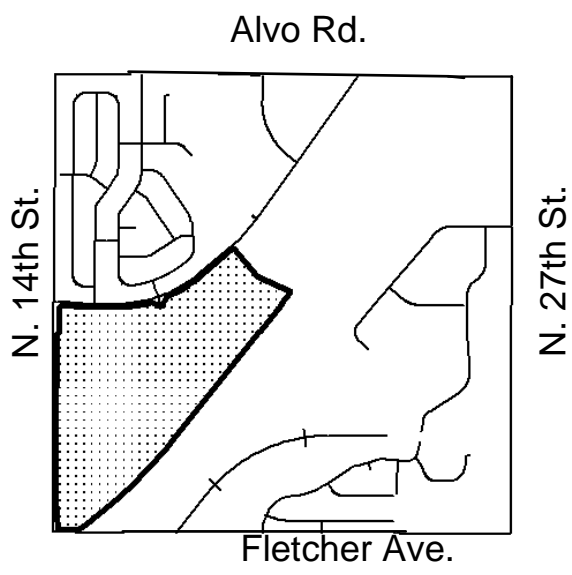
Preliminary Plat #04002 **Stone Bridge Creek 2nd Add** **N. 14th & I-80**

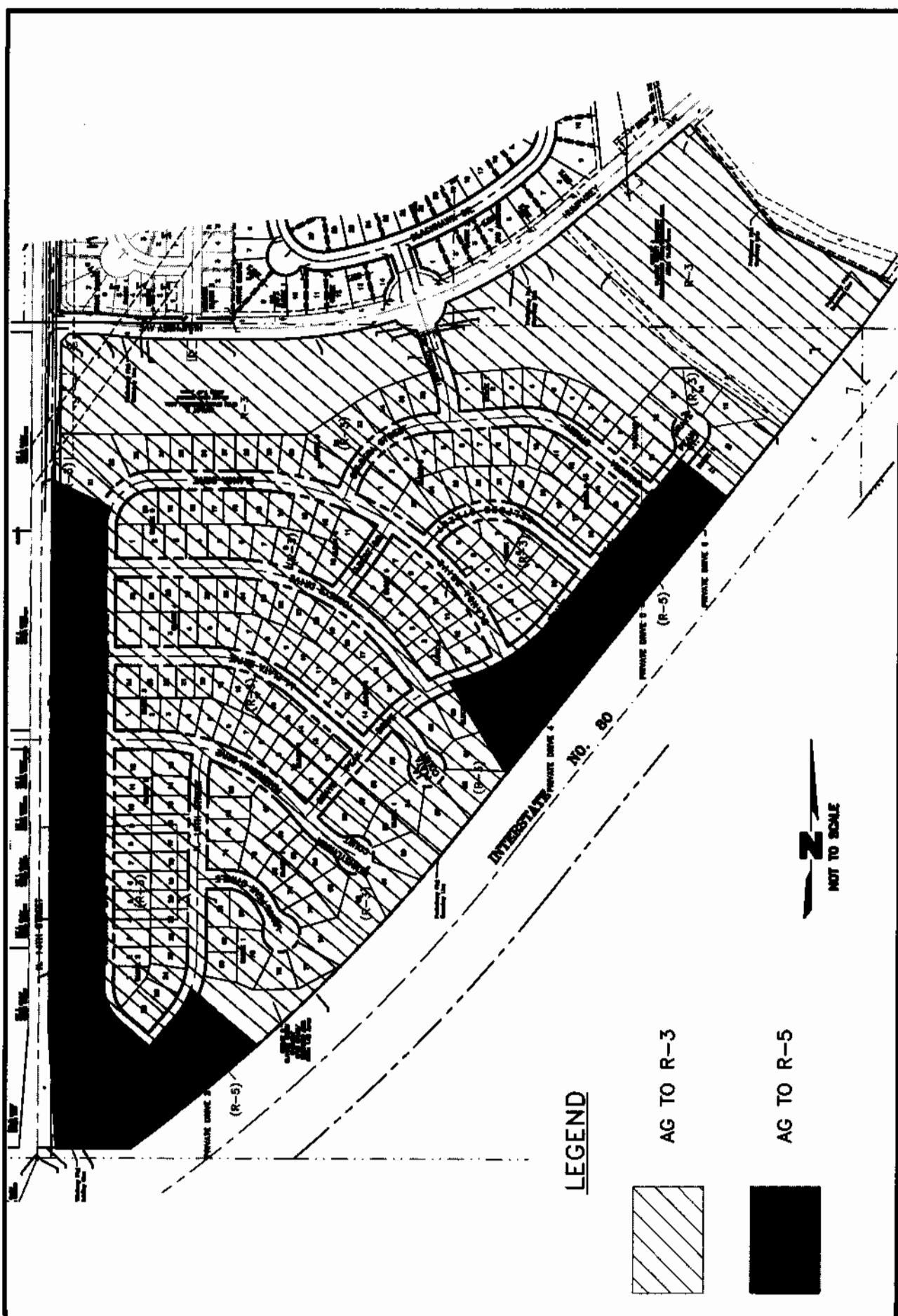
- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
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 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
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 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 36 T11N R6E

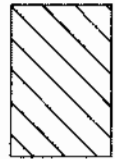


Zoning Jurisdiction Lines
 City Limit Jurisdiction





LEGEND



AG TO R-3



AG TO R-5



2200 Fletcher Ave.
Ste. 102
Lincoln, NE 68521
Ph. 402-438-4014

Stone Bridge Creek - 1st Addition CHANGE OF ZONE EXHIBIT - AG TO R-3 Lincoln, Nebraska

Drawn By: NLH
Dwg.: zone_change
Date: 04/22/04
Job#: 03-083

**STONE BRIDGE CREEK 1ST ADDITION
PRELIMINARY PLAT
LEGAL DESCRIPTION**

A LEGAL DESCRIPTION OF OUTLOTS E, H & J, AND LOTS 22, 23 & 46 ALL LOCATED IN SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE N00°11'44"E ON THE WEST LINE OF SAID SECTION 36, 33.00 FEET; THENCE S89°48'16"E, 60.01 FEET TO THE POINT OF BEGINNING; THENCE N00°12'50"E, 2,561.32 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HUMPHREY AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE FOR THE NEXT 13 COURSES, N45°18'39"E, 35.30 FEET; THENCE S89°35'33"E, 47.88 FEET; THENCE EASTERLY ON A 964.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 117.71 FEET (LONG CHORD BEARS S86°05'40"E, 117.64 FEET); THENCE EASTERLY ON A 1,036.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 127.96 FEET (LONG CHORD BEARS S86°08'04"E, 127.88 FEET); THENCE S89°40'23"E, 322.72 FEET; THENCE EASTERLY ON A 1,536.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 441.49 FEET (LONG CHORD BEARS N82°05'34"E, 439.97 FEET); THENCE SOUTHEASTERLY ON A 92.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 76.35 FEET (LONG CHORD BEARS S64°32'30"E, 74.18 FEET); THENCE S19°20'16"E, 19.86 FEET; THENCE N70°39'44"E, 66.00 FEET; THENCE N19°20'16"W, 19.86 FEET; THENCE NORTHEASTERLY ON A 92.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 76.35 FEET (LONG CHORD BEARS N25°51'58"E, 74.18 FEET); THENCE NORTHEASTERLY ON A 1,536.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 468.63 FEET (LONG CHORD BEARS N58°43'32"E, 466.82 FEET); THENCE N49°59'08"E, 500.40 FEET TO THE NORTHWEST CORNER OF OUTLOT E STONE BRIDGE CREEK ADDITION; THENCE ON THE NORTHEAST LINE OF SAID OUTLOT E, S40°00'54"E, 422.69 FEET; THENCE S85°04'42"E, 424.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 80, THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 4 COURSES, S35°44'24"W, 163.06 FEET; THENCE S29°32'55"W, 11.10 FEET; THENCE S38°46'00"W, 2,026.38 FEET; THENCE SOUTHWESTERLY ON A 5,554.58 FEET FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 1,491.19 FEET (LONG CHORD BEARS S46°25'31"W, 1,486.72 FEET); THENCE N89°48'33"W, 240.08 FEET TO THE POINT OF BEGINNING, CONTAINING 4,364,659 SQUARE FEET (100.20 ACRES) MORE OR LESS.

**STONE BRIDGE CREEK
ZONING EXHIBIT
LEGAL DESCRIPTION**

AG TO R-3

A LEGAL DESCRIPTION OF OUTLOTS E, H & J, AND LOTS 22, 23 & 46 ALL LOCATED IN SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ON THE SOUTH LINE OF SAID SECTION 36, S89°34'53"E, 57.83 FEET; THENCE N00°25'07"E, 33.24 FEET; THENCE S89°47'43"E, 241.90 FEET; THENCE NORTHEASTERLY ON A 5,554.54 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 513.39 FEET (LONG CHORD BEARS N51°28'52"E, 513.21 FEET) TO THE POINT OF BEGINNING; THENCE N49°24'56"W, 278.30 FEET; THENCE SOUTHWESTERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 101.76 FEET (LONG CHORD BEARS S30°52'01"W, 101.27 FEET); THENCE S40°35'04"W, 122.79 FEET; THENCE N49°24'56"W, 123.60 FEET; THENCE NORTHWESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 129.93 FEET (LONG CHORD BEARS N24°36'06"W, 125.90 FEET); THENCE N00°12'43"E, 1,456.65 FEET; THENCE NORTHERLY ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 64.76 FEET (LONG CHORD BEARS N12°34'46"E, 64.25 FEET); THENCE N65°03'10"W, 209.91 FEET; THENCE N00°12'47"E, 145.82 FEET; THENCE S89°47'00"E, 26.89 FEET; THENCE N00°12'43"E, 293.06 FEET; THENCE N45°17'41"E, 35.30 FEET; THENCE S89°33'00"E, 47.93 FEET; THENCE EASTERLY ON A 964.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 117.71 FEET (LONG CHORD BEARS S86°07'32"E, 117.64 FEET); THENCE EASTERLY ON A 1,036.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 128.04 FEET (LONG CHORD BEARS S86°08'56"E, 127.96 FEET); THENCE S89°41'14"E, 322.71 FEET; THENCE EASTERLY ON A 1,536.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 441.48 FEET (LONG CHORD BEARS N82°05'10"E, 439.96 FEET); THENCE SOUTHEASTERLY ON A 92.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 76.49 FEET (LONG CHORD BEARS S64°35'25"E, 74.31 FEET); THENCE S19°17'16"E, 19.91 FEET; THENCE N70°27'48"E, 65.80 FEET; THENCE N19°23'13"W, 19.69 FEET; THENCE NORTHEASTERLY ON A 92.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 76.47 FEET (LONG CHORD BEARS N25°53'50"E, 74.29 FEET); THENCE NORTHEASTERLY ON A 1,536.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 468.58 FEET (LONG CHORD BEARS N58°43'13"E, 466.77 FEET); THENCE N49°59'02"E, 500.42 FEET; THENCE S40°00'54"E, 422.75 FEET; THENCE S65°05'17"E, 424.64 FEET; THENCE S35°37'28"W, 163.06 FEET; THENCE S24°17'13"W, 11.16 FEET; THENCE S38°57'08"W, 407.51 FEET; THENCE S38°45'33"W, 281.82 FEET; THENCE N51°15'29"W, 193.73 FEET; THENCE S38°44'31"W, 635.49 FEET; THENCE SOUTHWESTERLY ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 378.09 FEET (LONG CHORD BEARS S56°47'40"W, 371.87 FEET); THENCE WESTERLY ON A 500.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 33.80 FEET (LONG CHORD BEARS S72°54'39"W, 33.79 FEET); THENCE S32°04'38"E, 335.82 FEET; THENCE S87°49'02"E, 12.99 FEET; THENCE S38°45'33"W, 220.48 FEET; THENCE SOUTHWESTERLY ON A 5,554.54 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 975.30 FEET (LONG CHORD BEARS S43°48'12"W, 974.05 FEET) TO THE POINT OF BEGINNING, CONTAINING 3,691,392.54 SQUARE FEET (84.74 ACRES) MORE OR LESS.

**STONE BRIDGE CREEK
ZONING EXHIBIT
LEGAL DESCRIPTION**

AG TO R-5

A LEGAL DESCRIPTION OF TWO PARCELS OF LAND BEING PART OF LOTS 23 & 46 LOCATED IN SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ON THE SOUTH LINE OF SAID SECTION 36, S89°34'53"E, 57.83 FEET; THENCE N00°25'07"E, 33.24 FEET; THENCE S89°47'43"E, 241.90 FEET; THENCE NORTHEASTERLY ON A 5,554.54 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 1,488.70 FEET (LONG CHORD BEARS N46°27'04"E, 1,484.24 FEET); THENCE N38°45'33"E, 220.48 FEET TO THE POINT OF BEGINNING; THENCE N87°49'02"W, 12.99 FEET; THENCE N32°04'38"W, 335.82 FEET; THENCE EASTERLY ON A 500.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 33.80 FEET (LONG CHORD BEARS N72°54'39"E, 33.79 FEET); THENCE NORTHEASTERLY ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 378.09 FEET (LONG CHORD BEARS N56°47'41"E, 371.87 FEET); THENCE N38°44'31"E, 635.49 FEET; THENCE S51°15'29"E, 193.73 FEET; THENCE S38°45'33"W, 1,119.61 FEET TO THE POINT OF BEGINNING, CONTAINING 231,986.59 SQUARE FEET (5.32 ACRES) MORE OR LESS.

AND

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ON THE SOUTH LINE OF SAID SECTION 36, S89°34'53"E, 57.83 FEET; THENCE N00°25'07"E, 33.24 FEET TO THE POINT OF BEGINNING; THENCE N03°34'28"W, 377.76 FEET; THENCE N00°12'21"E, 348.45 FEET; THENCE N00°14'15"E, 290.39 FEET; THENCE N00°12'47"E, 1,106.54 FEET; THENCE S65°03'10"E, 209.91 FEET; THENCE SOUTHERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 64.76 FEET (LONG CHORD BEARS S12°34'47"W, 64.25 FEET); THENCE S00°12'43"W, 1,456.65 FEET; THENCE SOUTHEASTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 129.93 FEET (LONG CHORD BEARS S24°36'07"E, 125.90 FEET); THENCE S49°24'56"E, 123.60 FEET; THENCE N40°35'04"E, 122.79 FEET; THENCE NORTHEASTERLY ON A 300.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 101.76 FEET (LONG CHORD BEARS N30°52'01"E, 101.27 FEET); THENCE S49°24'56"E, 278.30 FEET; THENCE SOUTHWESTERLY ON A 5,554.54 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 513.39 FEET (LONG CHORD BEARS S51°28'52"W, 513.21 FEET); THENCE N89°47'43"W, 241.90 FEET TO THE POINT OF BEGINNING, CONTAINING 498,463.04 SQUARE FEET (11.44 ACRES) MORE OR LESS.

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Stone Bridge Creek 2nd Addition Preliminary Plat
Date:	May 12, 2004
cc:	Randy Hoskins

Engineering Services has reviewed the re-submitted plans for the Stone Bridge Creek 2nd Addition Preliminary Plat, located east of North 14th Street and south of Humphrey Avenue, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

- (1.1) The sanitary sewer shown to run through the proposed detention cell is not acceptable to Public Works. The manholes shown are located on the side slopes of the detention pond. Generally the Wastewater Department does not approve the construction of manholes on steep slopes as proposed for maintenance accessibility. The grading and/or utility plan should be revised to show adequate access to all sanitary manholes.

Water Main - The water system for this plat is satisfactory.

Grading/Drainage - The following comments need to be addressed.

- (3.1) The minimum opening elevations for Lots in Block 9 near the Trinidad Road culvert do not match the 100 year flood elevations as previously approved in the Stone Bridge Creek preliminary. The minimum opening elevations need to be revised based on the approved elevations or supporting information needs to be provided supporting the currently proposed minimum opening elevations.
- (3.2) Public Works will need to receive written documentation stating that the NDOR approves the storm water discharge as proposed by this plat.
- (3.3) Item (2) of Watershed Management's comments requested that drainage swales be shown for sump conditions and in other overland flow paths. This requirement has not been met and the grading plan still needs to be revised to show the drainage swales.

Streets/Paving - The following comments need to be addressed.

- (4.1) Public Works does not approve the requested waiver of design standards for a public access easement between La Plata Drive and Torres Drive. The easement would provide a more direct route to the Trinidad Road connection that eventually leads to the proposed commercial developments along Humphrey Drive.

General -

- (5.1) Item #14 of the dated April 27, 2004 signed by Jason Thiellen of Engineering Design Consultants proposes that this plat be exempt from Impact Fees due the previous agreement for the original Stone Bridge Creek preliminary plat. The area of this plat was not part of the previously mentioned agreement and was not annexed and therefore cannot take credit for the improvements outlined in this agreement. A separate annexation agreement needs to be created for this plat.
- (5.2) The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



Dennis L Roth

05/05/2004 09:47 PM

To: Rebecca D Homer/Notes@Notes

cc:

Subject: re: Stone Bridge Creek 1st, resubmittal

PROJ NAME: Stonebridge Creek 1st, resubmittal
PROJ NMBR: PP #04002, CZ #04007
PROJ DATE: 01/12/04, 04/29/04
PLANNER: Becky Homer

Finding NO DUPLICATE/SIMILAR NAME in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: N 14 St, N 15 Ct, N 15 St, Belford Dr, Blanca Dr, Culbera St, Elbert Dr, Gray Peak Ct, Grey Peak Dr, LaPlata Ct, LaPata Dr, Long Peak Cir, Pennsylvania Ave, Pennsylvania Ct, Torreys Dr, Trinidad Rd, White Water Ln

PRIVATE: none

COMMENTS:

message to Becky Horner

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: May 11, 2004

Re: Stone Bridge Creek 1st Resubmittal

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. No suitable area for a neighborhood park has been determined, therefore in lieu of park land impact fees will be collected.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: February 24, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Stonebridge Creek
2nd Addition
PP #04002 CZ #04007

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Stonebridge Creek 2nd Addition development with the following noted:

- The proposed development is located approximately 140 feet from Interstate 80. The LLCHD has concerns regarding this relative close proximity to interstate 80 and the potential for noise pollution to impact the future residents of this proposed development. According to the U.S. Department of Transportation Federal Highway Administration and Nebraska Department of Roads' Draft Environmental Assessment, this proposed development is impacted by 71 dB(A) noise contour.
- The submitted documentation with the application for a preliminary plat does not include language regarding possible noise abatement strategies to address interstate noise. The LLCHD has concerns that noise levels in the proposed residential development may exceed our community's standard (LMC 8.24 Noise Control Ordinance) for acceptable noise levels. While LMC 8.24 Noise Control Ordinance does not have a specific provision to address noise from interstate traffic, the ordinance does provide guidance for acceptable noise levels in residential zones with respect to protecting the public health and welfare, safety, and the quality of life for Lincoln residents. LMC 8.24 provides that for residential zones, noise based upon a ten minute LEQ must not exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.
- LLCHD encourages the applicant to take advantage of creative site design to provide additional separation from interstate 80 with the possibility for the construction of earthen berms. Earthen berms are an effective means to help attenuate interstate 80 noise.

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



MICHAEL WOOLMAN
<lpd737@CJIS.CL.LINC
OLN.NE.US>

To: R Homer <RHomer@ci.lincoln.ne.us>
cc:
Subject: Stonebridge 2nd Addition

02/12/2004 01:07 PM

Ms. Homer,

The Lincoln Police Department does not object to the Stonebridge Creek 2nd Addition PP# 04002 and CZ# 04007.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04063**

Address

Job Description: Development Review - Fire

Location: STONE BRIDGE CREEK 1ST ADD

Special Permit:

Preliminary Plat: Y 04002

Use Permit:

CUP/PUD:

Requested By: BECKY HORNER

Status of Review: Approved

05/03/2004 9:21:01 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: approved

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard, Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
1994 NFPA 101 Life Safety Code
2000 Uniform Fire Code and Local Amendments
Applicable NFPA National Fire Code Standards

RECEIVED

MAY - 3 2004

LINCOLN CITY - LANE COUNTY
PLANNING DEPARTMENT